

PLANNING COMMISSION REPORT



MEETING DATE: April 14, 2004

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Main Street Residences & Main Street Mews - 1-ZN-2004

REQUEST

Request to rezone from Highway Commercial, Downtown Overlay District (C-3 DO) to Downtown District, Residential/Hotel Subdistrict Type 2, Planned Block Development Overlay, Downtown Overlay (D-RH-2 PBD DO) with amended development standards on a 4.5 +/- acre parcel located at 6833 & 6875 E Main Street (Southwest corner of Main Street and 69th Street).

Key Items for Consideration:

- Rezoning conforms to the Downtown Plan.
- Proposal supports City's goals for residential development in the Downtown.
- Amended development standards are proposed for the site.
- Traffic patterns and trip generation similar to previous site use, hotel.
- Encourages residents to live in the Downtown, which supports the live, play, and work environment.

Related Policies, References:

Downtown Land Use Plan and
Downtown Urban Design and
Architectural Guidelines

OWNER

Msr Properties LLC
480-637-6222

APPLICANT CONTACT

Irene Clary
Arizona Investments
480-473-3700

LOCATION

6833 E Main St

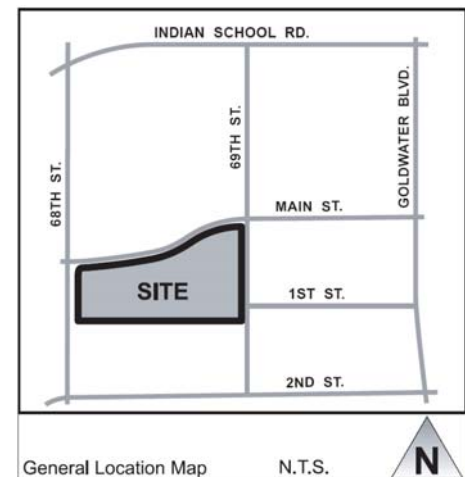
BACKGROUND

Zoning.

Currently, the site is zoned Highway Commercial District, Downtown Overlay (C-3, DO). This district permits a variety of uses including business and professional services, retail sales, personal services, and residential with the Downtown Overlay.

General Plan.

The General Plan Land Use Element designates the property as Residential Hotel – 2 (intermediate). This category includes the development of residential/hotel uses that are compatible with the adjoining specialty shopping districts. The intermediate related most strongly to the residential/hotel land



use zones. The emphasis is on intermediate scaled structures with a strong reliance on sufficient auto access.

Context.

The existing Valley Ho Hotel is located on the north and south side of Main Street between 69th Place and 68th Street. This project includes only the site south of Main Street. On this site, the existing Valley Ho Hotel building will be demolished to construct the proposed condominium building and townhouse buildings. North of the site is the Valley Ho Hotel that will be completely renovated with a portion of the building approved at a height of 75 feet. West of the project, beyond 68th Street, is a single-family residential district (R1-7) consisting of single story homes. There are existing two story multi-family residential complexes south of the project zoned Downtown District, Residential/Hotel Subdistrict Type 2, Downtown Overlay (D-RH-2, DO) and Multi-Family Residential District, Downtown Overlay (R-5, DO). Small lot one and two story commercial properties zoned Central Business District, Downtown Overlay (C-2, DO) are found east of the site.

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

The applicant has three requests with this application:

- 1). To rezone the 4.5 +/-acre parcel from Highway Commercial District, Downtown Overlay (C-3, DO) to Downtown District, Residential/Hotel Subdistrict Type 2, Downtown Overlay (D-RH-2, PBD, DO), consistent with the General Plan.
- 2). To apply the Planned Block Development Overlay (PBD) to the 4.5 +/- acre parcel.
- 3). To amend the Downtown Development Standards within the Downtown District, Residential/Hotel Subdistrict Type 2, Downtown Overlay (D-RH-2, PBD, DO) district.

The applicant proposes to build a 65 ft. (5-story) condominium building containing 100 units totaling 140,000 sq. ft. on the west side of the property. On the east side of the property, six-3 story townhouse buildings are proposed containing 62 units totaling 181,000 sq. ft.

Planned Block Development (PBD) Standards Amendment:

The development standards are designed to assure that small and moderate scale developments fit into the established urban pattern of Downtown Scottsdale. The PBD amendment procedure allows standards to be modified to accommodate larger scaled projects, such as major residential projects, corporate office buildings, and shopping malls. The applicant presented these amended development standards to the Development Review Board on April 1, 2004, per the procedural processing requirements within the zoning ordinance. At the hearing, the board members gave a unanimous direction of support for the amended development standards. The following is a list of development standards that the applicant is requesting to amend. Staff has summarized the following modifications that have been requested by the applicant (see Attachment # 8), which are:

- Building Size Maximum
- Spacing Between Buildings

- Large Walls - Vertical
- Large Walls - Horizontal
- Building Envelope
- Encroachments Beyond Inclined Stepback Plane
- Building Lines
- Allowable Uses

The applicant's PBD Addendum Justification Narrative (Attachment #9) describes in detail the standards that the applicant is seeking to amend.

Key Issues:

The revitalization of Downtown Scottsdale and providing residential housing opportunities are two important goals for the City. The proposed project meets both of these goals by redeveloping the south portion of the Valley Ho Hotel site and providing residents the opportunity to live in condominiums or a townhouse within Downtown Scottsdale. The proposal will enhance Downtown Scottsdale's efforts to provide a live, work, and play environment.

IMPACT ANALYSIS

Development Information:

- *Existing Use:* Vacated Valley Ho Hotel
- *Parcel Size:* 4.93 acres (gross)
- *Total Square Footage:* 321,000 sq. ft.
- *Allowed Height:* 65 ft. within a PBD
- *Proposed Height:* 65 ft. – Condominium building,
36 ft. - Townhouses
- *Number of Units:* 100 Condominium units and
62 Townhouses
- *Parking Required/Provided:* 253 required and 284 provided
- *Parking for Valley Ho:* 175 additional spaces for the hotel

Traffic:

A trip generation analysis has been prepared for the proposed development (see attachment #7). The analysis indicates that the residential condominiums will generate an estimated 950 trips per day. Peak hour trip generation is estimated to be approximately 71 vehicle trips in the a.m. peak hour and 87 trips in the p.m. peak hour. The previous hotel land use on this site included 110 hotel rooms and 15,000 square feet of conference space. The traffic generated by this hotel land use estimated to have been 905 trips per day with 62 trips in the a.m. peak hour and 67 trips in the p.m. peak hour. The site has access from Main Street, which extends into the site from 68th Street as a private drive, and from the alley along the southern portion of the site.

Parking:

Parking for the condominiums on the west side of the site will be underground. Parking for the condominiums on the east side will be in first floor garages. An underground parking garage containing 335 parking spaces has been proposed with this project. That parking will be used to meet the parking requirements for the 100 condominiums and for the Valley Ho Hotel. There are 62 units proposed within the townhouse buildings that require 93 parking

spaces. The applicant proposes to provide two garage spaces per unit for the townhouses. Therefore, 124 parking spaces are provided for the townhouses.

Water/Sewer:

The applicant will place a new water line between 68th Street and 69th Place that will meet the water needs for the project. The sewer needs for the site will be provided during the development process by the applicant.

Schools District comments/review:

The Scottsdale Unified School District has been notified of this proposal. The school district has indicated that there are adequate school facilities to accommodate the projected number of additional students generated by the proposed project (see attachment #11).

Planned Block Development (PBD) Designation:

The Downtown section of the zoning ordinance allows larger Downtown properties, in this case a minimum of 200,000 sq. ft., to apply for the PBD designation. While the PBD allows applicants some measure of flexibility in site planning, it also requires that the owners of the site contribute 1% of the building valuation for public art (see attachment #10).

The Zoning Ordinance (Section 5.3082. F.) contains criteria for the adoption of a PBD District. The criteria are listed below.

1. *That the development plan is consistent with the adopted Downtown Plan and other applicable policies, and that it is compatible with development in the area it will directly affect.*

This proposal is consistent with the Downtown Plan. The Downtown Plan has designated this area for the development of residential and hotel uses that will be compatible and support the adjoining specialty shopping districts. The proposed residential project fits within the other multi-family and hotel uses north and south of the site.

2. *That the development plan contributes additionally, beyond the underlying regulations that otherwise apply, to the urban design objectives articulated for Downtown, and the deviations from the regulations that otherwise would apply are justified by compensating benefits of the development plan.*

One of major urban design goals in Downtown is to create a compact Downtown with an intensified and diverse mix of activities. This project helps to achieve that goal by offering a variety of housing options in the Downtown with the condominiums and townhouses that complement the specialty retail districts. The project also provides a pedestrian connection to the neighborhood east of the site and encourages residents to walk to the interior of Downtown.

3. *That the development plan includes adequate provisions for utilities, services, and emergency vehicle access, and, if warranted, connections between underground parking facilities.*

The proposed plan will provide adequate services, utilities and emergency

vehicle access. The proposal also provides underground parking for the Valley Ho site to the north.

4. *The projected traffic generated by the development plan will not exceed the capacity of affected streets.*

The attached trip generation study shows that the proposed residential use and the past hotel use closely generate the same number of trips per day and will not exceed the capacity of affected streets.

5. *That the development plan will not significantly increase solar shading of adjacent land in comparison with development under prevailing conditions.*

This size and configuration of the proposed buildings should not increase solar shading on adjacent properties. In context, the larger building fronts on a 4 lane, 80 ft. wide street. The larger massing of the condominium building affects the Valley Ho site, which is a trade off for the parking this proposal provides for the hotel site.

Community Involvement:

An on-going public information campaign has been underway since January of 2004. The applicant has held two open house meetings on January 8th and March 11th of this year. Letters, explaining the project, were sent to all property owners within 750 ft. of the site. The applicant also went door to door in person to every property owner within the 750 ft. to collect 231 signatures of support from that area. Several presentations and individual meetings have been held with adjacent homeowner associations and property owners. Some of the people who have contacted the city expressed concerns about the condominium building height and the mass of the building in relation to 68th Street. The applicant was given these people's names and numbers to contact and further answer their questions. The applicant has put together a comprehensive Citizen Participation report that is a separate document within this packet.

Community Impact:

The rezoning of the property will bring the property into conformance with the City's Downtown Plan. The requested downtown zoning allows for greater height and floor area than the existing Highway Commercial, Downtown Overlay (C-3, DO) zoning district. The rezoning will place a significant 65 ft. residential project next to a similarly dense Valley Ho project with a 75 ft. high component. The proposed building height and massing could impact the single-family homes to the west and the multi-family buildings to the south of the site. The applicant has conducted an extensive out-reach program with the residential neighborhoods by sending letters, holding open houses, and going door to door to each house to talk with the residents, to mitigate these impacts.

This project provides the applicant the ability to underground the 175 required parking spaces under the proposed condominium building to meet the case stipulations for the Valley Ho hotel and the hotel needs.


STAFF
RECOMMENDATION

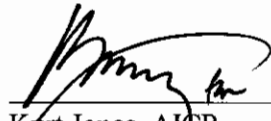
Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE DEPT(S)	Planning and Development Services Department: Current Planning Services
STAFF CONTACT(S)	Bill Verschuren Senior Planner 480-312-7734 E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY


Bill Verschuren
Report Author


Kurt Jones, AICP
Current Planning Director

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Trip Generation Comparison
8. Staff Summarization of the Planned Block Development Standards
9. Proposed Modifications to the Development Standards Justification
10. Cultural Improvement Program
11. School Notification Form
12. City Notification Map
13. Site Plan

PROJECT NARRATIVE FOR RE-ZONING APPLICATION

The Residences on Main Street and Main Street Mews

69th Street and Main Street, Scottsdale

This Rezoning Application is for a request to rezone the property currently south of the existing Main Street Drive between 68th Street and 69th Street. The request is to rezone the property from an existing C-3 Downtown Overlay to RH-2-PBD. The request for the Planned Block Development (PBD) per the Downtown Ordinance will allow the transference of allowable areas and design benefits from one parcel to another. In addition, the design guidelines are given some flexibility which encourages more creative architectural solutions. The project includes The Main Street Mews, a luxury town home project of 62 three level residential units and a 100 unit 5 level Condominium residential building known as The Residences on Main Street. A total of 162 residential units ranging in size from about 950 s.f. to over 2,500 s.f. are planned for the property with approximately 3,000 s.f. ground level retail/restaurant uses for the surrounding community including the residents and guests of the adjacent Valley Ho Resort. The five level residential building will be constructed on a two level underground parking structure providing 160 parking spaces for the residents and 175 parking spaces for the Valley Ho Resort. The town homes will have individual "two-car" garages accessed from private drives, which shall have rear entry access in order to provide a much more aesthetically and architecturally pleasing front facade.

Originally part of the resort property, the land is currently occupied by guest room structures which were built in the 1960's. The structures are currently vacant. This part of the resort property was not part of the Historical Overlay granted to the resort approximately a year ago.

Primary access to the residences will be from an Entry drive shared with the Valley Ho that parallels the original Main Street alignment. A 5 ft. pedestrian walkway will be provided along the northern boundary of the property (the southern curb of the Main Street Drive) useable by all the neighbors and residents. And a proposed trolley stop at the Valley Ho will also be available to the neighbors and residents on the south side of Main Street.

Mimicking the massing of the adjacent Valley Ho Resort, the proposed structures have been designed to transition gradually from the three level town homes along 69th Street to the taller five level condominium building at the west end of the property. The western edge of the condominium building also steps away from the busy 68th street, terracing from three levels to five levels. Massing respects the spirit of the Downtown Guidelines; however we are requesting modifications to specific Design Standards.

The architecture of the residence draws from the historic structures of Scottsdale-the Loloma School, the old Scottsdale High School and other historic structures in the Valley. Each building component has an architectural character and quality unique unto itself. These characters have been designed to respect the existing buildings surrounding the project, but not necessarily to imitate. The proposed buildings will be enclosed in stone or precast concrete wainscots, antiqued plaster with cast stone window surrounds and copings. Windows and doors will be recessed for shade and shadow. The windows shall have real muntin bars as opposed to "stick-ons". Colonnades, arches and deep recesses characterize the lower levels of the building. Desert materials and colors will be used throughout. Landscaping for the property will also draw from the character of the adjacent Valley Ho Resort as it will be mirrored on the south side of Main Street.

The quality and character of the proposed residences will set a standard like no other in the area. The detailed design of the structures will be of the highest standards found in Scottsdale, for example the quality will be similar to that found at The Royal Palms Resort.



Residences on Main Street

1-ZN-2004

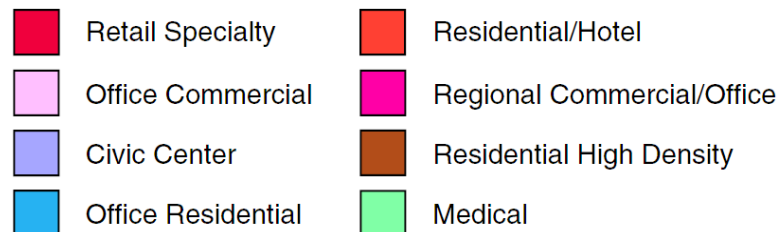
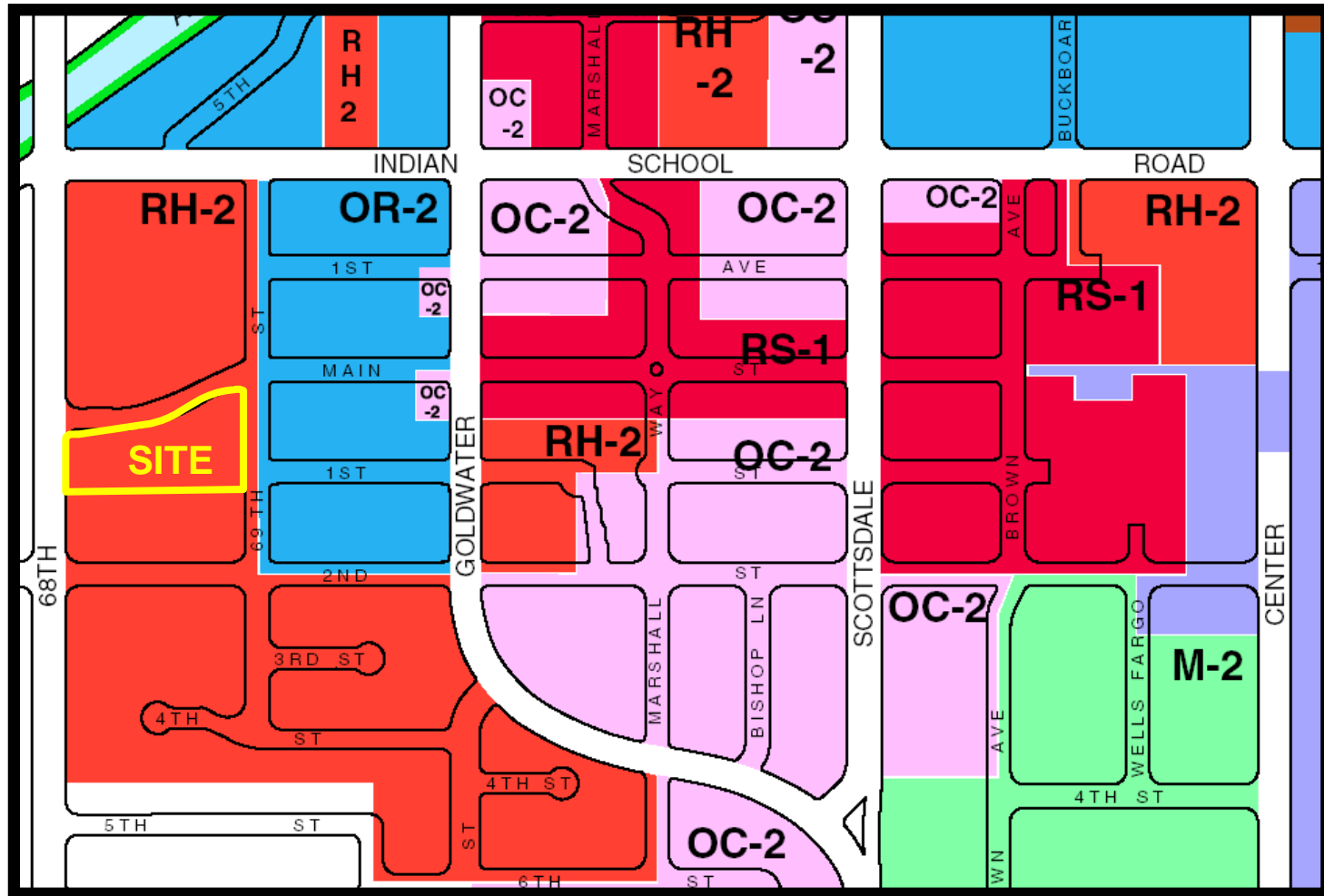
ATTACHMENT #2



Residences on Main Street

1-ZN-2004

Downtown General Plan



1-ZN-2004
ATTACHMENT #3

STIPULATIONS FOR CASE 1-ZN-2004

PLANNING/ DEVELOPMENT

1. ZONING ORDINANCE REFERENCES. Any reference herein to a section of the City of Scottsdale Zoning Ordinance shall pertain to the requirements of that section existing on the date of the subject Zoning Case approval.
2. CULTURAL IMPROVEMENT PROGRAM – IN-LIEU FEE. Prior to the issuance of any building permit for the condominium building, the Developer shall pay an in-lieu fee into the Cultural Trust Fund equivalent to 1% of the building valuation, as defined in Section 5.3083.B.4, City of Scottsdale Zoning Ordinance.
3. CONFORMANCE TO STIPULATIONS OF THE MAIN STREET ABANDONMENT. Prior to the issuance of any building permits for the townhomes or condominium buildings, the developer shall demonstrate compliance with the stipulations of Abandonment case 7-AB-2002, to the satisfaction of City Staff.
4. CONFORMANCE TO THE PBD ADDENDUM SITE PLAN. Development shall conform to the site plan submitted by H&S International LLC with a revision date of 3/22/2004. The stipulations herein take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
5. APPLICABILITY OF DEVELOPMENT STANDARDS. Except for the development standards specifically modified herein, all improvements on the subject site shall comply with the development standards of the City of Scottsdale Zoning Ordinance..
6. FLOOR AREA RATIO – APPLICATION. For the purpose of the subject zoning case only, floor area ratios, including qualified bonuses, shall only be granted for and applied to the *net site area*, being all privately held land, within the subject zoning district, regardless of future subdivision activity. Similarly, the distribution of permitted floor areas between parcels shall not be constrained by future subdivision activity. However, nothing in this stipulation shall be construed to permit a significant change in the proposal as shown on the above referenced site plan.
7. FLOOR AREA RATIO – BONUSES. Except as otherwise specified herein, and subject to the establishment and maintenance of qualifying facilities and uses, the subject site is granted floor area ratio bonuses for underground parking (0.3), Planned Block Development (0.1), and residential use (0.4).
8. UNDERGROUND PARKING F.A.R. BONUS – RESTRICTION. The subject site shall only receive and benefit from the underground parking floor area ratio bonus when the construction of the proposed underground parking facility is complete. No permit for construction shall be issued for any structure relying on this bonus until construction of the underground parking facility is complete, to the satisfaction of City Staff.
9. SETBACK EXCEPTIONS. Exterior entry stairways for townhome buildings shall be permitted to encroach the required setback by not more than 8 feet where the building face is required to be on the setback line.
10. BUILDING SIZE MAXIMUM - LENGTH. The maximum length of a building side above 38-feet in height shall be 225 feet.

11. SPACING BETWEEN BUILDINGS. The minimum spacing between buildings shall be 15 feet.
12. LARGE WALLS – VERTICAL DIMENSION – ADDITIONAL SETBACK. No additional setback shall be required for buildings over 38 feet in height.
13. LARGE WALLS – HORIZONTAL DIMENSION – OFFSET. The minimum modified recess or offset for the buildings shown on the above referenced PBD Addendum Site Plan shall be as follows:

Building	Offset	Offset Length Percentage
A	5 Feet	Not Modified
B	5 Feet	Not Modified
C	5 Feet	Not Modified
F	0 Feet	Not Modified
G, West Elevation	15 Feet	22%
G, South Elevation	10 Feet	Not Modified

14. BUILDING ENVELOPE. No portion of the west elevation of the condominium building shall encroach the building envelope starting at 28 feet above the setback line, and sloping towards the building at 2:1 (rise : run).
15. ENCROACHMENTS BEYOND INCLINED STEPBACK PLANE – PERCENTAGE LENGTH. The parapet wall of Building C, located as shown on the above referenced PBD Addendum Site Plan, shall be permitted to encroach the inclined stepback plane for 100% of the building length to a maximum of 5 feet in height.
16. BUILDING LINES. For Building C, a minimum of 24% of the area of the building face below 26 feet in height shall be at the building setback line. At first level, a minimum of 25% of the width of the projected street elevation for Building C, located as shown on the above referenced PBD Addendum Site Plan, shall be a minimum of 5 feet behind the front building setback. Exterior entryway stairs are excluded from these requirements. All other building line requirements for Building C, as specified in the City of Scottsdale Zoning Ordinance, remain in effect.
17. PERMITTED USES. Accessory Parking, Separate, shall be permitted only in an underground parking garage beneath the proposed condominium building.
18. ZONING DISTRICT BOUNDARY – The developer shall submit a legal description of the proposed zoning district boundary which shall be consistent with the proposed boundary as shown on the above referenced PBD Addendum Site Plan. The legal description shall be signed and sealed by a surveyor licensed to practice in the State of Arizona.

ADDITIONAL INFORMATION FOR CASE 1-ZN-2004

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. the location, type, height, design, and intensity of buildings, site walls, and other structures,
 - b. the relationship of the site and building design to adjacent, developed sites,
 - c. pedestrian connections,
 - d. the location, type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - e. the location, type, design, and intensity of landscaping,
 - f. Improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
3. **NOTICE TO PROSPECTIVE BUYERS.** The developer shall give the following information in writing to all prospective buyers of lots on the site:
 - a. The development's private streets shall not be maintained by the city.
 - b. The city shall not accept any common areas on the site for ownership or maintenance.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

TRIP GENERATION COMPARISON

Residences on Main Street & Main Street Mews

Revised 3-17-04

Valley Ho – campus south of south of Main Street, between 68th St. and 69th St. only
110 hotel rooms, 15,000 sq.ft. of conference space

Land Use: 310 Hotel (Trip Generation: trip generation rates, plots, and equations. -- 6th Edition, Volume 1 of 3 [1997] -- Institute of Transportation Engineers)

310 Hotel defined as lodging that provides sleeping accommodations, restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, and other retail and service shops. Average occupancy rate 83%. Employees per room: 0.9

Average Vehicle Trips/weekday/ room: 823 (905)

Total Weekday Trips: 905

A.M. Peak: 62; P.M. Peak 67

Residences on Main Street & Main Street Mews – south of Main Street, between 68th Street and 69th Street

162 residential condominiums/townhouses

230 Residential Condominium/Townhouse (Trip Generation: trip generation rates, plots, and equations. -- 6th Edition, Volume 1 of 3 -- Institute of Transportation Engineers)

Residential Condominium/Townhouse defined as ownership units, undifferentiated between low rise/high rise (Trip Generation: trip generation rates, plots, and equations. -- 6th Edition, Volume 1 of 3 [1997] -- Institute of Transportation Engineers)

Average Vehicle Trips/weekday/dwelling unit: 5.86

Total Weekday trips: 949.3

A.M. Peak: 71; P.M. Peak 87

Source: Trip Generation, 6th Edition, Volume 1 of 3 (1997) – Institute of Transportation Engineers

Staff Summarization of the Planned Block Development Standards

BUILDING SIZE MAXIMUM

This standard is designed to assure that Downtown buildings do not appear to be too long, especially walls above 38 ft. in height. The applicant is requesting amended standards on the south elevation of Building G (main condominium building) along the alley. The request is to allow a maximum length of 225 ft. for one portion of the building above 38 ft. in height. The place where the amendment is being sought faces the alley on the south side of the site; the existing buildings along the alley will block most of the view of that side of the structure.

SPACING BETWEEN BUILDINGS

The standard was created to break up building masses by providing open space areas between buildings. The applicant proposes to create an urban environment by constructing six 3-story (36 ft. high) buildings on the east side of the site. The ordinance requires that the spacing between each building shall not be less than 10% of the two longest sides of the building. The request is to reduce the distances between the buildings by 12 ft. to 14 ft., depending on the buildings. A majority of the building separations are primarily the driveways providing access to the garages for the townhomes. The applicant goal is to maximize the open space/landscape and amenity areas for the residents and to minimize the hard surfaces of the property; especially the driveway surfaces.

LARGE WALLS- VERTICAL

Large wall dimensions are limited in the Zoning Ordinance to avoid the use of high, flat, vertical walls. This standard requires that upper levels of buildings be stepped back, away from the roadway, 2 ft. for every foot above 38 ft. The applicant is seeking to amend this standard on a small portion of the wall on the west elevation of Building G (main condominium building). This wall is approximately 22% of the length of the total wall length, is approximately 48 ft tall and is set back 15 ft from the setback line. The standard would require that the wall be set back an additional 5 ft. Also, the south wall of Building G, less than 1/3 of the wall length would be affected by this standard.

LARGE WALLS-HORIZONTAL

This standard requires building breaks, which can consist of recesses or offsets measuring at least 20 ft. in depth on walls longer than 200 ft. The applicant is requesting a 5 ft. offset, instead of the 20 ft. offset, on Building A, B, and C elevations (townhome buildings). On Building F (townhome building), the request is for 0 ft. offset along the southern elevation adjacent to the alley. On Building G, the applicant is requesting a 15 ft. offset on the west elevation and a 10 ft. offset on the south elevation. The townhome buildings follow the intent of the standard, by varying the building lines along the street frontage with 5 ft and 10 ft setbacks. A majority of the offset reductions occur on the interior facades of the site or along the alley, except for the east elevation of Building C and west elevation of Building G (main condominium building).

BUILDING ENVELOPE

This standard is designed to assure that taller Downtown buildings do not dominate the streetscape, instead step back from the street and help the transition from the smaller surrounding buildings. The standard requires the building to have a 1:1 slope starting at a height of 26 ft. above the building setback to 38 ft., then a 2:1 slope thereafter. The request is to modify the required inclined stepback to start at 28 ft. above the building setback line with a 2:1 slope (See Attachment #6 for details) for the west elevation of Building G (main condominium building). Building G, although adjacent to a single-family district (R1-7) is separated by the four laned and

medianed 68th Street providing more than 100 ft of separation between the homes to the west and the condominiums. Along with the separation, the stepback/inclined plane in conjunction with the proposed design, terraces away from the street help reduce the apparent scale of the structure.

ENCROACHMENTS BEYOND INCLINED STEPBACK PLAN

The standard was created to help reduce the apparent size and bulk of the building façade along the street. The standard allows a maximum vertical encroachment of 15 ft. for 25% of the length of the building. The request is to allow 100% of the building parapet wall, which is 5 ft. tall, to be within the incline setback plane for the east elevation of Building C (townhome building). The drive behind Building C would be greatly reduced if the standard were met.

BUILDING LINES

It is required that a certain percentage of each building-face be located at the front setback. The purpose of this standard is to pull portions of buildings close to the street, and then to mandate that a portion be set back to avoid a tunnel effect. The applicant has requested to modify the percentage of building that must be at the stepback line and at least 10 ft behind the setback line on the east elevation of Building C (townhome building) and the west elevation of Building G (main condominium building). The area mostly affected by this standard is on Building C (townhome building) where 24% of the building length is "on" the building setback line, 10% is more than 10 ft. behind the setback line and 66% is 5 ft. behind the setback line. This request also is to reduce the requirement of 25% of a wall surface to be behind the setback line to 22% for the western wall of Building G (main condominium building). The facades of Building C (townhome building) have building offsets to add more detail and interest to the street fronts. The building also have front door steps for each unit that are counted as part of the building and further reduce the setback, otherwise 24% would not be on the setback line.

ALLOWABLE USES

The land use list was developed to limit certain types of uses to certain areas of the downtown to help separate uses and create districts. The request is to modify the Land Use Regulation to allow an accessory parking lot for the adjacent hotel.

In addition to the underground parking being provided for the Condominium building residents, parking spaces are being provided for the adjacent Valley Ho Resort. As part of the purchase agreement for the Condominium parcel, the applicant is required to provide the resort a minimum of 175 parking spaces. All of these spaces are located on the first below grade level of the garage. The previous plan was to have surface parking or a two floor above grade parking structure.

FLOOR AREA RATIO ANALYSIS

The site consists of 4.3 acres (net) or 187,682 sq. ft. In a Type 2 area within the Downtown, the zoning ordinance allows for a number of bonuses to calculate the Floor Area Ratio (FAR) for the allowable building area. In this case, the applicant receives the basic 0.8, 0.3 for building underground parking, 0.1 for applying the Planned Block Development to the site, and 0.4 for building residential on the site. The dedication of right-of-way adjacent to a site that occurred before 1987 also received building area credit. In this case 68th Street and 69th Place were dedicated. Therefore the developer has a total of 1.6 FAR on the site plus an additional right-of-way dedication. The calculations for this site are in the following chart:

F.A.R., TYPE 2 AREA:

BASIC F.A.R.	0.8	150,145 S.F.
UNDERGROUND PARKING	0.3	56,304 S.F.
P.B.D.	0.1	18,768 S.F.
RESIDENTIAL/HOTEL	<u>0.4</u>	<u>75,072 S.F.</u>
TOTAL	1.6	300,289 S.F.
R.O.W. DEDICATION CREDIT		25,376 S.F.
TOTAL ALLOWABLE BUILDING AREA:		325,665 S.F.
TOTAL BLDG AREAS PROPOSED:		321,000 S.F.

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FLOOR AREA RATIO CALCULATIONS

SITE AREA: 187,682 S.F. OR 4.3 ACS

F.A.R., TYPE 2 AREA:

BASIC F.A.R.	0.8	150,145 S.F.
UNDERGROUND PARKING	0.3	56,304 S.F.
P.B.D.	0.1	18,768 S.F.
RESIDENTIAL/HOTEL	0.4	75,072 S.F.
TOTAL	1.6	300,289 S.F.
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TOTAL BLDG AREAS PROPOSED:		321,000 S.F.

PROPOSED MODIFICATIONS TO THE SITE DEVELOPMENT STANDARDS

A. MAXIMUM BUILDING LENGTH ABOVE 38 FT.

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 3. Building Size Max, c. Above 38 ft elevation, 200 ft maximum length

REQUEST A MODIFICATION TO THE MAXIMUM BUILDING LENGTH FOR PORTIONS ABOVE 38 FT.

The request is to amend this requirement to allow a maximum length of 225 ft for portions of the building above 38 ft. for the Condominium Building (Building G).

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

The area affected by this standard is the fourth and fifth floors of the south façade of the condominium building fronting on the alley. The ordinance requires walls longer than 200 ft to be offset by no less than 20 ft. The proposed design has several 10 ft. wall offset at the fourth and fifth floors. Although not literally following the standard, the intent of the standard to “break-up” the wall surface into smaller pieces has been met.

B. MINIMUM DISTANCE BETWEEN BUILDINGS

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 4. Spacing Between Buildings; 10% of two longest sides

REQUEST A MODIFICATION TO THE MINIMUM SEPARATION BETWEEN BUILDINGS.

The request is to amend this requirement to a minimum of 15 ft. for separation between the buildings.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

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The area affected by this standard are primarily the driveways providing access to the garages for the townhomes (Buildings A, B, C, D and F). Most of the provided building separations are within a few feet of the required. The reason to modify this standard is to maximize the open space/landscape and amenity areas for the residents and to minimize the hard surfaces of the property; especially the driveway surfaces.

The distance between the Townhomes and Condominium buildings is as required by the standard.

C. ADDITIONAL SETBACK FOR WALLS MORE THAN 38 FT TALL

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements; 5a. Large Walls-Vertical; Additional Setback required of 2 ft for every foot above 38 ft

REQUEST A MODIFICATION TO WAIVE THE REQUIREMENT FOR ADDITIONAL SETBACK

The request is to waive the requirement to increase the setback of tall walls.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

The area affected by this standard is a small portion of the western wall of the Condominium building (Building G). This wall is approximately 22% of the length of the total wall length, is approximately a 48 ft tall wall and is set back 15 ft from the setback line. The fifth floor wall although it is setback from this wall (total height of approx. 65 ft) would also be affected by this standard. The standard would require that these walls be set back an additional 5 ft. Also, the south wall of Building G which is approx. 65 ft tall, would be affected by this standard. Less than 1/3 of the wall length is this tall. The majority is "fronted" by lower terraced walls. This standard would require that the wall be set at least another 20 ft. negatively impacting the proposed design.

D. MAXIMUM WALL LENGTHS

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 5b. Large Walls-Horizontal, 200 ft with offsets of 20 ft.

REQUEST A MODIFICATION TO THE MAXIMUM WALL LENGTHS WITHOUT A "BREAK"

- BUILDING A, B, AND C ELEVATION, REQUIRES 20 FT OFFSET; REQUESTING 5 FT.
- BUILDING F ELEVATION REQUIRES 20 FT OFFSET, REQUESTING 0 FT.
- BUILDING G, WEST ELEVATION REQUIRES 20 FT. OFFSET, REQUESTING 15 FT.

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- BUILDING G, SOUTH ELEVATION REQUIRES 20 FT. OFFSET, REQUESTING 10 FT.

The request is to modify the standard as described above.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

The areas primarily affected by this request are the townhomes. The proposed townhome buildings vary in length from 217 ft (Bldg F) to 325 ft (bldg C). None of the buildings have a single 20 ft offset. All of the individual buildings have multiple offsets of 5 ft and 10 ft along their length. Building A has additive offsets totaling 20 ft. Building B (an interior building), and Building C have additive offset of 15 ft. Building F, which backs into the alley has no offset on the alley side.

In addition, the Condominium building (Building G) has a 15 ft setback along 68th street and is included in this request. Building G does not extend from Setback line to Setback line along the western edge. An additional 15 ft of setback from the alley is provided. If this length plus the length of the provided setback are added together, the total “indent” exceeds the standard. See A above for further discussion.

Although not literally following the standard, the Townhomes follow the intent, by varying the building line along the street frontage with 5 ft and 10 ft setbacks. The facades of the Townhomes also have other “steps” to add more detail and interest to the street fronts. If the requirement were to be met, the driveways between the Townhome buildings would need to be increased, reducing the amount of landscape and amenity area for the residents.

E. BUILDING ENVELOPE

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 6. Building Envelope: Starting at a height of 26 ft above the building setback, 1:1 up to a height of 38', 2:1 thereafter; also incl., Sect 5.3061, C), starting at a height of 10 ft above the building setback, 1:1 inclined stepback plane within 300 ft of R1 district

REQUEST A MODIFICATION TO THE BUILDING ENVELOPE INCLINED PLANE

The request is to modify the required inclined stepback to start at 28 ft above the building setback line and slope at 2:1

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

A stepback plane is required to start at a height of 10 ft above the setback line on the west side of the Condominium building, Building G. See attached 3D Illustrations for impacted areas of the building.

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The intent of this standard is to transition from taller buildings to lower scale single family residences. The condominium building, although adjacent to a single family district (R1-7) is separated by the four laned and medianed 68th street providing more than 100 ft of separation between the homes to the west and the condominiums. If the two uses shared a property line this standard would be important to transition the scales and to minimize negative impacts on the single family residents. But with the 100 ft of separation by the busy 68th street separation, much of the impact has been mitigated. The stepback/inclined plane in conjunction with the proposed design, terraces away from the street to help reduce the apparent scale of the structure as intended by the standard.

F. VERTICAL ENCROACHMENT

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 7. Encroachment of 15' max. is permitted for 25% of Vertical Encroachment length of Elevation

REQUEST A MODIFICATION TO THE MAXIMUM ALLOWABLE INCLINED STEPBACK ENCROACHMENT

The request is to modify the encroachment requirement to allow 100% of the building parapet length to encroach.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

This request is primarily for the Townhome, Building C. Less than 25% of the building encroaches the inclined plane, but because most of the length of the building is less than 10 ft. behind the setback line, the majority of the length of the building is considered to be on the same plane, and therefore is considered to encroach the inclined plane. However, the intent of the standard is met, that the majority of a building is contained within the inclined plane.

G. BUILDING LINES

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 8. Building Lines Min. of 25% of area of front face below 26 ft shall be at front bldg setback line at first level 25% width of projected elevation must be at least 10 ft behind front bldg setback

REQUEST TO MODIFY THE SETBACK REQUIREMENT

The request is to modify the percentage of building that must be at the stepback line and at least 10 ft behind the setback line.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

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The area mostly affected by this standard is the Townhome Building C. 24% of the building length is "on" the building setback line, 10% is more than 10 ft behind the setback line and 66% is 5 ft behind the setback line.

Although not literally following the standard, the Townhomes follow the intent, by varying the building line along the street frontage with 5 ft and 10 ft setbacks. The facades of the Townhomes also have other "steps" to add more detail and interest to the street fronts. If the requirement were to be met, the driveways between the Townhome buildings would be increased, reducing the amount of landscape and amenity area for the residents.

This request also is to reduce the requirement of 25% of a wall surface to be behind the setback line to 22% for the western wall of Building G. The proposed site plan shows approximately 22% of the wall length to be behind the setback line at ground level. Additional setbacks are provided on the second and third floors which increases the perceived setback to 40% of the wall surface. Also, Building G does not extend from Setback line to Setback line along the western edge. An additional 15 ft of setback from the alley is provided (south property line). If this length plus the length of the provided setback are added together, the total "indent" exceeds the standard. See A above for further discussion.

H. ALLOWABLE USES

1. SCHEDULE A, LAND USE REGULATION FOR SUBDIVISION OF THE DOWNTOWN DISTRICT, Use Classifications, Residential/Hotel Subdistrict, Accessory parking, separate

REQUEST TO ALLOW ACCESSORY PARKING

The request is to modify the Land Use Regulation to allow Parking for adjacent property.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

In addition to the underground parking being provided for the Condominium building residents, 175 parking spaces are being provided for the adjacent Valley Ho Resort. As part of the purchase agreement for the Condominium parcel, the applicant is required to provide the resort a minimum of 175 parking spaces. All of these spaces are located on the first below grade level of the garage. Although available for self parking by hotel guests, it anticipated that most of the parking will be valet.

Negative impacts on the surrounding properties should be minimal because all of the access is internal between the properties (Valley Ho and the Residence on Main) and because it will be underground the parking will be screened from adjacent properties. Previous site plan studies proposed surface parking or a 2 level above grade parking structure.0343

CULTURAL IMPROVEMENTS PROGRAM

1-ZN-2004

MARCH 15, 2004

In keeping with the cultural improvements program requirements, and as part of a Planned Block Development, the project developer will include original works of art costing a minimum of 1 percent of the applicable building valuation or may elect to provide an in-lieu fee to the cultural trust fund to be dispersed in accordance with the public places program.

The applicable portion of this project is only the 3,000 s.f. of retail space located in the ground floor of the Condominium building (Building G). Because of this the project developer has elected to provide an *in-lieu fee* to the Cultural Trust Fund.



City of Scottsdale
Current Planning Services

SCHOOL DISTRICT
Determination of Adequate Facilities

City of Scottsdale Project Number: - PA -

Area in gray to be completed by Applicant.

Project Name: The Residences on Main Street

Project Location: S/E Corner of 68th Street + Main Street

Applicant Name: Park Lawn Homes LLC

Phone: 480 473-3700

Applicant E-mail: Taccius@cox.net

Fax: 480 473-3716

School District: Scottsdale Unified

I, Dr. Bill Johnson, hereby certify that the following determination has been made in regards to the above referenced project:

- ☒ The school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one (1) year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy of said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of attendance areas for elementary, middle and high schools for this location
- ☐ Calculations of the number of students that would be generated by the additional homes
- ☐ School capacity and attendance trends for the past three years.

Or

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

[Signature]
Superintendent or Designee

2-19-04
Date

Planning and Development Services

7447 E Indian School Road, Suite 105
Scottsdale, AZ 85251
Phone: 480-312-7000 • Fax: 480-312-7088

City Notifications – Mailing List Selection Map



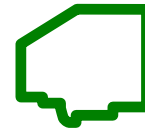
Map Legend:



Site Boundary



Properties within 750-feet



Extended Selection
(Additional properties notified)

Additional Notifications:

• **HOAs:**

Americana Condominiums, Dayo Co-Owners, Granada Resort, Los Cuatros, Park Paradise Condominiums, Scottsdale Palm, Southwest Village, Valle Vista Estates, Villa West Condominiums

• **Scottsdale Coalition**

1-ZN-2004

Residences on Main Street

